



\* Guide Price £575,000 - £600,000 \* GARAGE \* PARKING \* THREE SPACIOUS RECEPTION ROOMS \* EN-SUITE \* DOWNSTAIRS WC \*

Bear Estate Agents are delighted to present this beautifully modernised four-bedroom detached family home, ideally located in Rayleigh within easy reach of highly regarded local schools, everyday amenities, and excellent transport links.

This impressive home offers spacious and versatile accommodation throughout, featuring three well-proportioned reception rooms including a bright and airy conservatory, alongside a generous lounge ideal for both family living and entertaining. The property has been fully modernised to a high standard, creating a stylish and contemporary finish throughout. There are four spacious bedrooms, including a principal bedroom with the added benefit of an ensuite shower room, complemented by a modern family bathroom and a convenient ground floor WC.

Externally, the property boasts a large rear garden, providing ample outdoor space for families to enjoy, along with a garage and driveway parking. The property is in a sought-after location close to local schools and amenities, this outstanding detached home presents an excellent opportunity for families seeking both comfort and convenience.

- Beautiful detached house
- Ensuite bathroom
- Conservatory
- Garage
- Modernised throughout
- Four spacious bedrooms
- Downstairs WC
- Three reception rooms
- Off street parking
- Close to local amenities

## Rowan Close

Rayleigh

**£575,000**

Guide Price



# Rowan Close



## Entrance Hall

Smooth ceiling with pendant ceiling light, understairs storage, access to downstairs WC and access to lounge.

## Lounge

Smooth ceiling with inset spotlights, double glazed bay window to the front aspect, wall mounted radiator, carpeted flooring throughout, wall mounted light fittings and double glazed sliding doors accessing the conservatory.

## Conservatory

Double glazed windows surround, double glazed French doors accessing the rear garden, power and lighting, spacious and tiled flooring throughout.

## Dining Room

Smooth ceiling with inset spotlights, double glazed bay window to the front aspect and laminate flooring throughout.

## Kitchen

Double glazed windows to the rear aspect, double glazed door accessing the rear garden, smooth ceiling with inset spotlights, eye and base level units, space for white goods, wall mounted radiator, space for fridge freezer, oven, gas hob and extractor fan above, sink, tiled splashbacks and tiled flooring throughout.

## Upstairs Landing

Carpeted flooring throughout and access to all bedrooms and bathroom.

## Bedroom One

Double glazed window to the front, smooth

ceiling with pendant ceiling light, wall mounted radiator, fitted wardrobe storage, power points, carpeted flooring throughout and access to ensuite bathroom.

## Ensuite

Obscure double glazed window, walk in shower cubical with shower head attachment, WC, tiled surrounds, vanity sink unit, heated towel rail and tiled flooring throughout.

## Bedroom Two

Double glazed window to the rear, fitted wardrobe storage, smooth ceiling with pendant ceiling light, wall mounted radiator and carpeted flooring throughout.

## Bedroom Three

Double glazed window, smooth ceiling with pendant ceiling light, wall mounted radiator and carpeted flooring throughout.

## Bedroom Four

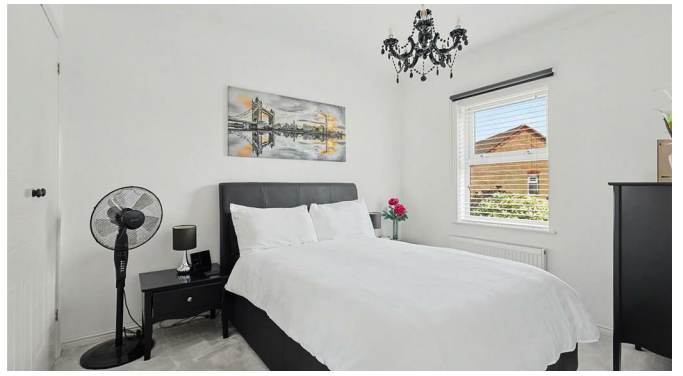
Double glazed window, smooth ceiling with pendant ceiling light, wall mounted radiator and carpeted flooring throughout.

## Bathroom

Obscure double glazed window, walk in shower cubical with shower head attachment, WC, tiled surrounds, vanity sink unit and tiled flooring throughout.

## Garage

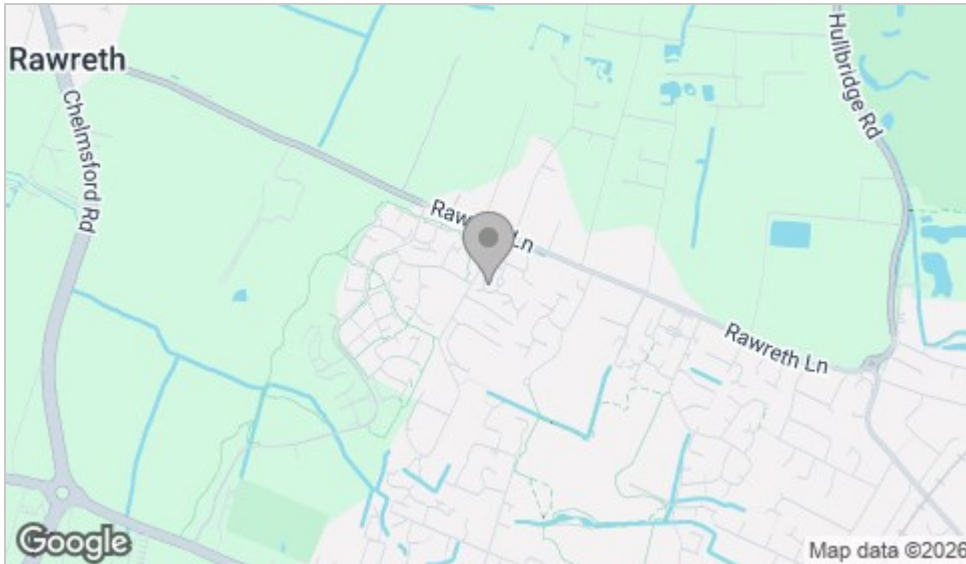
Power, lighting and electric roller shutter controlled via a remote and rear door accessing the garden.



# Floor Plan



## Area Map



## Viewing

Please contact our Hockley Office on 01702 416476 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	